



BID INFORMATION PACKET

**FARM LAND FOR SALE ON BIDS
315 +/- Acres, Creel Township
Ramsey County, North Dakota**

Sheila Benson, Owner

Contact:

Amy Nikolaisen

Auctioneer, Broker

Can-Do Auction & Real Estate

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FARM LAND FOR SALE ON BIDS
Ramsey County, North Dakota, Creel Township
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Property is offered for sale in two parcels.

Directions: From Devils Lake, ND, travel 1 mile west on Highway 2. Turn north on 79th Ave NE by Lake Region Grain and travel 2 ½ miles. Parcel 1 is on the right hand side of the road. Parcel 2 is on the left.

SALE PARCEL 1: SW ¼ Less 5.05 +/- Acre Farmstead Section 5-154N-64W, Creel Township, Ramsey County, North Dakota

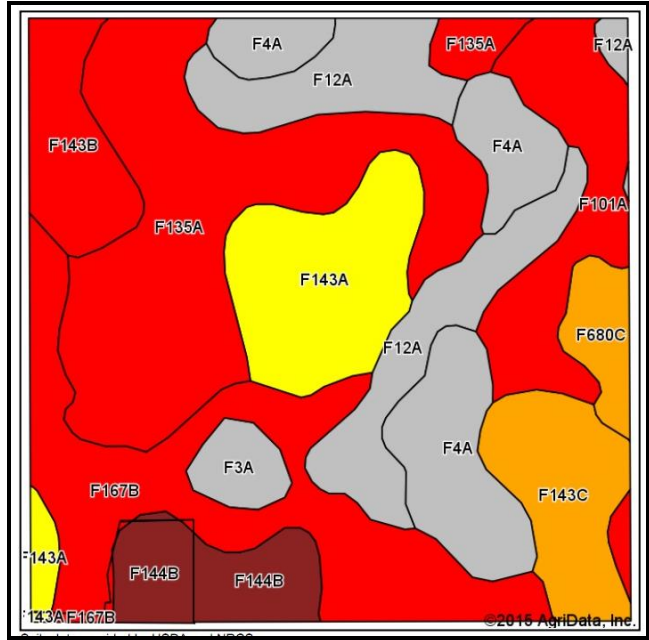
Deeded Acres: 154.95 +/- **2014 Real Estate Taxes:** \$948.85

Parcel 1 - Farm Service Agency information:

FSA Cropland Acres 127.2; Base acres & yields below:

Wheat 25.53 acres, 36 bushel Corn 24.83 acres, 104 bushel Soybeans 26.05 acres, 33 bushel
 Barley 0.53 acres, 66 bushel Canola 24.86 acres, 1,587 lbs

Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:



Area Symbol: ND071, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	35.92	22.6%		Ile	75
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	25.88	16.3%		Ile	73
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	18.83	11.8%		IVw	31
F4A	Southam silty clay loam, 0 to 1 percent slopes	16.83	10.6%		VIIlw	9
F143A	Barnes-Svea loams, 0 to 3 percent slopes	15.71	9.9%		Ilc	85
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	12.73	8.0%		Ile	77
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	10.27	6.5%		IVe	56
F144B	Barnes-Buse loams, 3 to 6 percent slopes	8.13	5.1%		Ile	69
F143B	Barnes-Svea loams, 3 to 6 percent slopes	7.94	5.0%		Ile	75
F680C	Barnes-Sioux complex, 3 to 9 percent slopes	3.80	2.4%		Ile	55
F3A	Parnell silty clay loam, 0 to 1 percent slopes	2.95	1.9%		Vw	25
Weighted Average						60.7

SALE PARCEL 2: W ½ NE ¼ and E ½ NW ¼ Section 7-154N-64W, Creel Township, Ramsey County, North Dakota

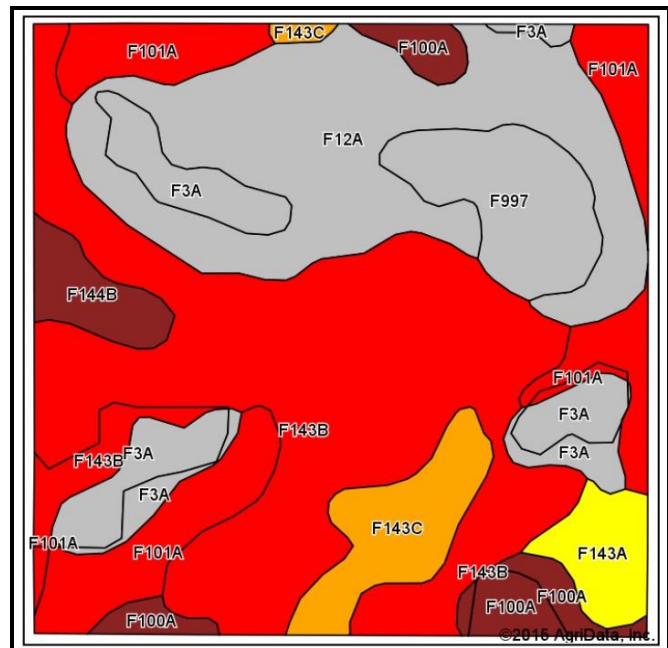
Deeded Acres: 160 +/- **2014 Real Estate Taxes:** \$806.24

Parcel 2 - Farm Service Agency information:

FSA Cropland Acres 147.59; Base acres & yields below:

Wheat 29.63 acres, 36 bushel Corn 28.82 acres, 104 bushel Soybeans 30.23 acres, 33 bushel
 Barley 0.61 acres, 66 bushel Canola 28.85 acres, 1,587 lbs

Parcel 2 – Farm Service Agency and Soil Productivity Index Maps:



Area Symbol: ND071, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F143B	Barnes-Svea loams, 3 to 6 percent slopes	57.21	35.9%		Ile	75
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	34.84	21.9%		IVw	31
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	19.33	12.1%		Ile	77
F3A	Parnell silty clay loam, 0 to 1 percent slopes	13.85	8.7%		Vw	25
F997	Water, intermittent	9.87	6.2%			2
F143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	8.43	5.3%		IVe	56
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	6.96	4.4%		Ile	64
F143A	Barnes-Svea loams, 0 to 3 percent slopes	4.73	3.0%		Ilc	85
F144B	Barnes-Buse loams, 3 to 6 percent slopes	4.12	2.6%		Ile	69
Weighted Average						55.4

Real Estate Taxes: All real estate taxes due and payable for 2014 are currently paid. The 2015 real estate taxes will be paid for by the seller at closing. The 2016 and subsequent year's real estate taxes will be the buyer's responsibility. There are no special assessments or installments owing. All subsequent real estate taxes and/or special assessments will be paid by the new owner.

Terms of Sale: The seller is offering the property for sale "as is" on a cash basis only. Written bid submissions will be accepted until **4:00pm, Thursday, January 7, 2016**. Bids should be for the total purchase price and not per acre. The highest five (5) bidders will be notified to have the right to participate in the oral bidding at **11:00am, Friday, January 8, 2016** at Can-Do Auction and Real Estate, 418 Main St, Cando, ND. Bidders must be present to participate in the oral bidding. The purchaser's bidding is not contingent upon financing. All financial arrangements need to be in place prior to the oral bidding process. The bidding process will be announced at the oral bidding. The seller shall have five (5) business days after the oral bidding to accept or reject any or all bids. The successful bidder(s) will be required to sign a written purchase agreement and shall present an earnest money check in the amount of ten percent (10%) of the purchase price which will be deposited into the Can-Do Auction & Real Estate Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Can-Do Auction & Real Estate, PO Box 190, 418 Main St, Cando, ND 58324.

Abstract of Title: The seller will furnish updated abstracts of record title. The buyer will have ten (10) days from the receipt of the abstract(s) to have their attorney review and/or complete a title opinion(s) on their behalf and at their expense. The seller will have thirty (30) days to address any objections to the title.

Sale Costs: The seller shall be responsible for the following closing costs: The first abstract update/continuation, preparation of the Warranty Deed and the preparation of and recording expense of all releases, satisfactions and corrective documents. The buyer(s) shall be responsible for a title examination/opinion fee and the fee for recording the Warranty Deed with the County Recorder's Office. Any cost not specifically enumerated herein shall be the responsibility of the party ordering the item or contracting therefore. In the special event that the buyer(s) lender requires title insurance, the cost will be entirely paid by the buyer. Any required surveys will be at the buyer's expense. These properties are to be sold subject to any restrictive covenants or easements of record.

Anticipated Closing Date: The closing is tentatively set for on or before Friday, February 19, 2016 with the seller's closing agent. Possession will be at closing unless otherwise agreed upon by buyer and seller in writing. Purchasers who are unable to close because of insufficient funds will be in default and the earnest money deposit will be forfeited.

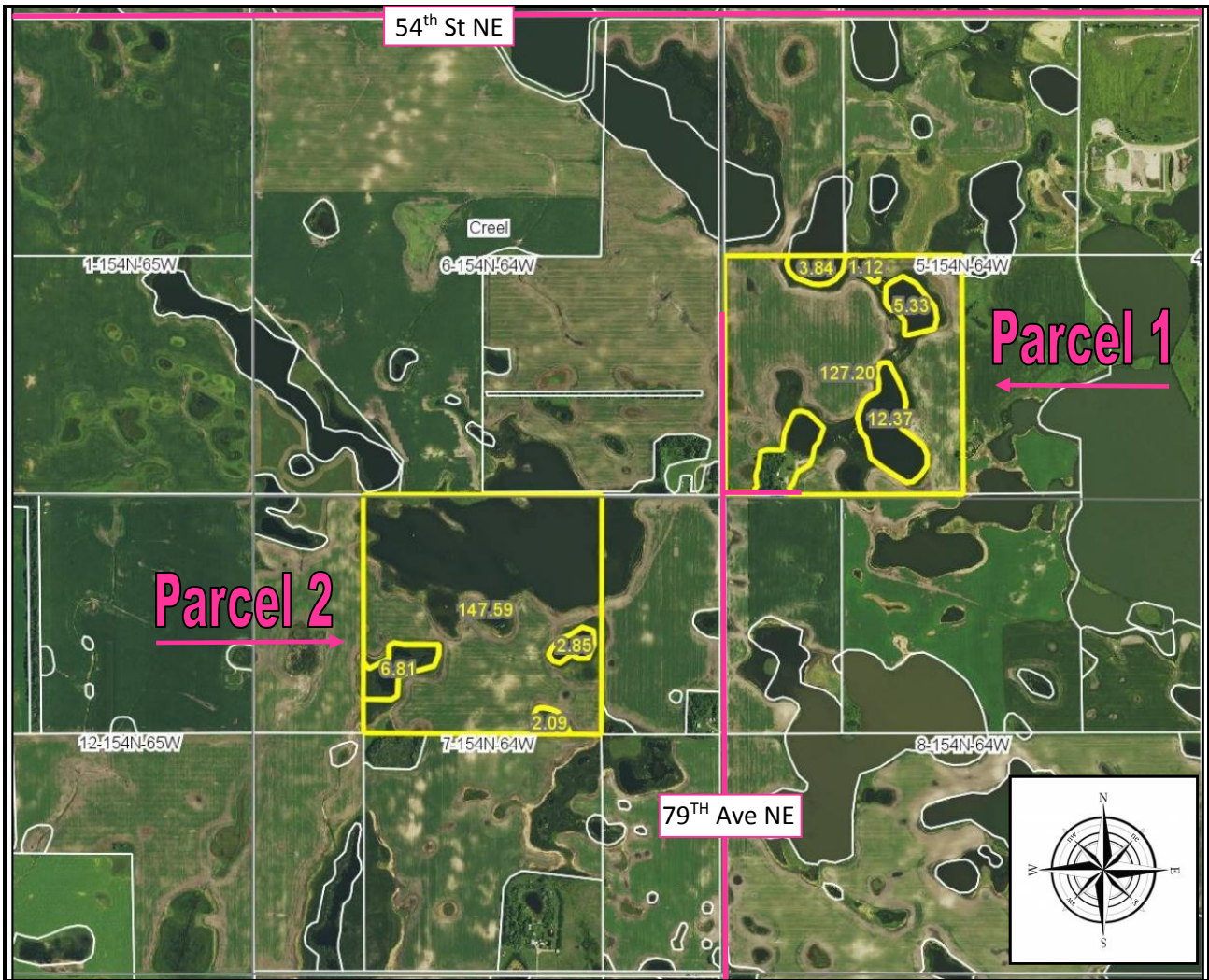
Further information: Requests for further information and/or questions should be directed to Amy Nikolaisen, Can-Do Auction & Real Estate, (844) 872-4289, (701) 968-4455, (701) 303-0392, amy@candoauctions.com.

Warranties: The information contained herein is from sources deemed to be reliable, however its accuracy is not warranted and no representation or warranty to that effect is being made. Acreage figures have been taken from local tax and Farm Service Agency (FSA) records where available, and are not guaranteed by the seller or agents. The information contained herein is subject to verification and no liability for errors or omissions is assumed. It is the buyer's responsibility to review and inspect all information prior to submitting a bid. Announcements made the day of the oral bidding take precedence over any advertised or printed material.

Reservations: The seller will retain 100% of the owned subsurface mineral rights. The surface mineral rights will transfer to the buyer. The seller reserves the right to reject any and all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

Rental Contracts: There is a cash rent cropland farming lease for the 2015-2016 cropping season.

Additional map:



LAND FOR SALE ON BIDS
315 +/- ACRES
Creel Township, Ramsey County, North Dakota
Sheila Benson, Owner

Bid Form

Please complete this form with your desired bid. All bids are to be for the total dollar amount, not per acre.

SALE PARCEL 1: SW ¼ Less 5.05 +/- Acre Farmsted Section 5-154N-64W, 154.95 +/- deeded acres

I bid the total sum of \$_____ for this tract of land located in Ramsey County, ND.

SALE PARCEL 2: W ½ NE ¼ & E ½ NW ¼ Section 7-154N-64W, 160 +/- deeded acres

I bid the total sum of \$_____ for this tract of land located in Ramsey County, ND.

This bid is submitted in accordance with all of the terms & conditions set forth in the disclosed bid packet.

Dated _____, 2016

Bidder Name

Bidder Telephone Number

Bidder Address

Bidder Mobile Number

Bidder Signature

Note: Bids are required to be received at Can-Do Auction & Real Estate, 418 Main St, PO Box 190, Cando, ND 58324 no later than **4:00pm, Thursday, January 7, 2016** in a sealed envelope.

Seller reserves the right to accept or reject any or all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

